

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Riverside

State: CA

PJ's Total HOME Allocation Received: \$23,407,056

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**	
					Group	B Overall
Program Progress:			PJs in State: <u>92</u>			
% of Funds Committed	<u>86.28</u> %	<u>91.11</u> %	<u>67</u>	<u>91.92</u> %	<u>11</u>	<u>14</u>
% of Funds Disbursed	<u>77.36</u> %	<u>82.09</u> %	<u>57</u>	<u>82.65</u> %	<u>17</u>	<u>23</u>
Leveraging Ratio for Rental Activities	<u>7.08</u>	<u>5.72</u>	<u>1</u>	<u>4.67</u>	<u>100</u>	<u>100</u>
% of Completed Rental Disbursements to All Rental Commitments***	<u>86.99</u> %	<u>73.27</u> %	<u>31</u>	<u>81.09</u> %	<u>34</u>	<u>33</u>
% of Completed CHDO Disbursements to All CHDO Reservations***	<u>35.92</u> %	<u>62.86</u> %	<u>72</u>	<u>68.72</u> %	<u>7</u>	<u>9</u>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<u>71.13</u> %	<u>77.58</u> %	<u>66</u>	<u>79.93</u> %	<u>18</u>	<u>20</u>
% of 0-30% AMI Renters to All Renters***	<u>36.90</u> %	<u>40.22</u> %	<u>50</u>	<u>44.94</u> %	<u>34</u>	<u>33</u>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<u>100.00</u> %	<u>92.30</u> %	<u>1</u>	<u>94.87</u> %	<u>100</u>	<u>100</u>
Overall Ranking:			In State: <u>49</u> / <u>92</u>	Nationally: <u>24</u> / <u>29</u>		
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<u>\$26,229</u>	<u>\$32,812</u>		<u>\$25,717</u>	<u>336</u> Units	<u>70.60</u> %
Homebuyer Unit	<u>\$57,065</u>	<u>\$20,065</u>		<u>\$14,669</u>	<u>59</u> Units	<u>12.40</u> %
Homeowner-Rehab Unit	<u>\$13,693</u>	<u>\$26,734</u>		<u>\$20,391</u>	<u>55</u> Units	<u>11.60</u> %
TBRA Unit	<u>\$5,300</u>	<u>\$2,804</u>		<u>\$3,201</u>	<u>26</u> Units	<u>5.50</u> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

*** - This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Riverside CA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$94,610	\$198,778	\$13,214
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 2.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	23.8	37.3	70.9	53.8
Black/African American:	25.9	22.0	7.3	15.4
Asian:	2.4	0.0	1.8	0.0
American Indian/Alaska Native:	0.6	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	1.8	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	3.8
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.4	1.7	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	44.9	39.0	18.2	26.9

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	37.2	0.0	45.5	50.0
2 Persons:	22.9	11.9	45.5	38.5
3 Persons:	15.5	15.3	7.3	7.7
4 Persons:	14.0	33.9	1.8	3.8
5 Persons:	7.4	22.0	0.0	0.0
6 Persons:	1.5	16.9	0.0	0.0
7 Persons:	1.2	0.0	0.0	0.0
8 or more Persons:	0.3	0.0	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	30.1	0.0	5.5	53.8
Elderly:	21.7	0.0	85.5	0.0
Related/Single Parent:	14.3	45.8	3.6	19.2
Related/Two Parent:	22.0	52.5	0.0	0.0
Other:	11.9	1.7	5.5	26.9

SUPPLEMENTAL RENTAL ASSISTANCE:	Rental %	Homebuyer %
Section 8:	33.3	1.7 [#]
HOME TBRA:	0.0	
Other:	3.6	
No Assistance:	63.1	

of Section 504 Compliant Units / Completed Units Since 2001 58

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

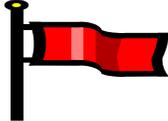
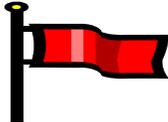
Participating Jurisdiction (PJ): Riverside State: CA

Group Rank: 24
(Percentile)

State Rank: 49 / 92 PJs

Overall Rank: 29
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	86.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	35.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.13	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	12.85	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

